

Fit-out of the Francis at Althan Quarter in Vienna

Vienna, Austria





Project Description

With the new Francis office complex, an innovative project has been created in Vienna's 9th district that combines sustainability, urban diversity and future-oriented working environments. As part of the new Althan Quarter, located directly above Franz-Josefs-Bahnhof, the building offers 60,000 m² of generous office space, co-working areas, restaurants and social zones. Thanks to an exceptional ceiling height of 3.3 metres and light-filled office areas, Francis opens up new dimensions of working. The concept is further enhanced by creative outdoor spaces, pop-up studios and terraces that invite people to work and spend time outdoors.

Particularly impressive is the sustainable [Green Building](#) approach: instead of opting for demolition and new construction, the existing railway station building was comprehensively [revitalised](#). This saved around 18,625 tonnes of CO₂ – a reduction of 67 % compared to a conventional new build. This responsible use of resources is also reflected in the ÖGNI Platin pre-certification awarded to Francis.

Interior fit-out of the highest standard

As part of a joint venture, the Lindner Group played a key role in the high-quality interior fit-out of the building complex. With extensive services in turnkey fit-out, as well as flooring and coating works, Lindner made a decisive contribution to Francis's modern interior design. Particular emphasis was placed on quality, functionality and sustainable materials in order to create a working environment that is not only aesthetically pleasing but also meets the highest standards of comfort and acoustics.

Despite the logistical challenges – the Franz-Josefs-Bahnhof at ground level had to remain in full operation throughout the entire construction

period – the project was completed on schedule and to the highest quality standards.

Efficient Construction Scheduling with Lean Methods and Metronom

To manage the interior fit-out and technical installations of the project, the construction scheduling software Metronom was implemented. The entire expansion scope – including interior fit-out, MEP (mechanical, electrical, and plumbing systems) – was digitally mapped within Metronom. The project schedule was developed using [Lean Construction Management \(LCM\)](#) principles, incorporating collaborative planning sessions with all stakeholders, systematic area segmentation, takt planning, and regular lean meetings for ongoing takt control. This collaborative, lean-based approach enabled agile responses to unforeseen challenges. These were quickly integrated into the schedule, allowing for realistic impact assessments and proactive mitigation measures – ensuring greater schedule reliability and project stability.

Lindner wall and flooring systems

In the area of wall systems, Lindner Life Clear and Lindner Life Pure 620 glass partitions were used, supporting bright, open spatial concepts. These were complemented by mobile partition walls, which allow flexible floor plan layouts and can be adapted to users' needs at any time.

Flooring systems also play a central role. Across several tens of thousands of square metres, LIGNA raised floors and FLOOR and more[®] hollow floors with rubber coverings, carpet tiles or parquet were installed. The result: robust, acoustically effective and visually appealing surfaces for a wide range of uses.

CAS Rooms show area: Flexible space concepts for the future of work

A special highlight is the area featuring CAS Rooms room-in-room systems, combined in a show area. With the variants Modular, SET, Flow and Free, a wide variety of options open up for flexibly structuring office areas and individually designing workspaces.

CAS Rooms Modular impresses with its modular construction, which allows virtually unlimited adaptation to different spatial requirements. CAS Rooms SET offers retreats for concentrated work, creating a pleasant working atmosphere through textile surfaces and natural materials. With CAS Rooms Flow, open areas are structured using delicate frames with curtains and integrated LED strips, providing both functional and design accents. In addition, CAS Rooms Free offers flexible zoning elements that are not only acoustically effective but also continue the project's sustainability concept by making use of second-life materials.

Client	RPR Group
Partner	ARGE Böhm

In cooperation with



General

Building Type	Office Buildings, Building certification, Industrial and commercial construction, Others
Company Division	Lindner GmbH
Completion	2023 - 2025
Architect	MES Real Estate Services GmbH

Completed Works

- **General Contracting**

- Floor covering works

- Floor coating works

- **Partitions**

- Partition Systems Glass

- Lindner Life Clear

- Lindner Life Pure 620

- **Floors**

- Chipboard Panels

- LIGNA

- 33000 sqm

- Calcium Sulphate Panels

- FLOOR and more®

- 5000 sqm

- Floor Coverings

- 5600 sqm

- **Lean Construction Management**

- **Room-in-Room**

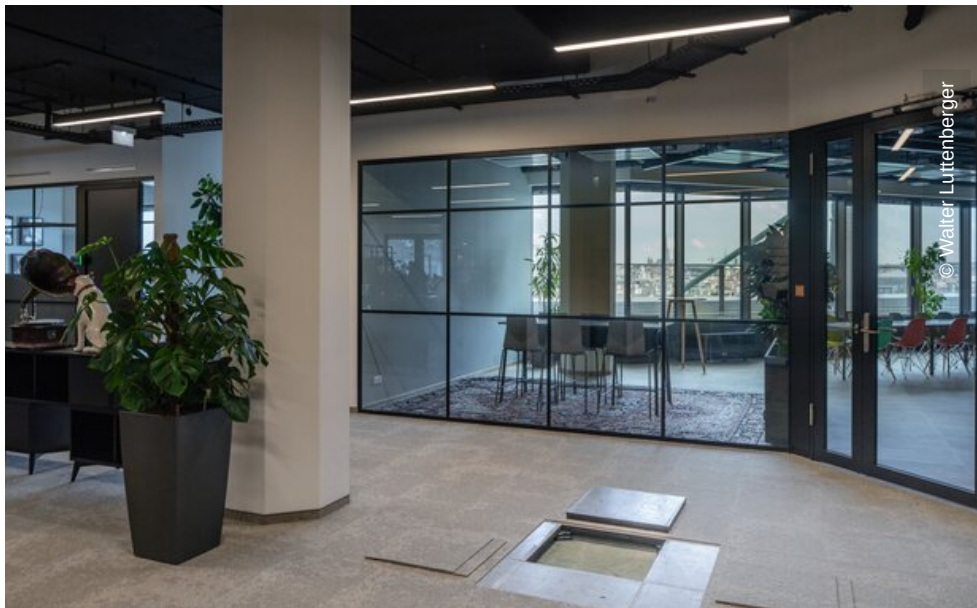
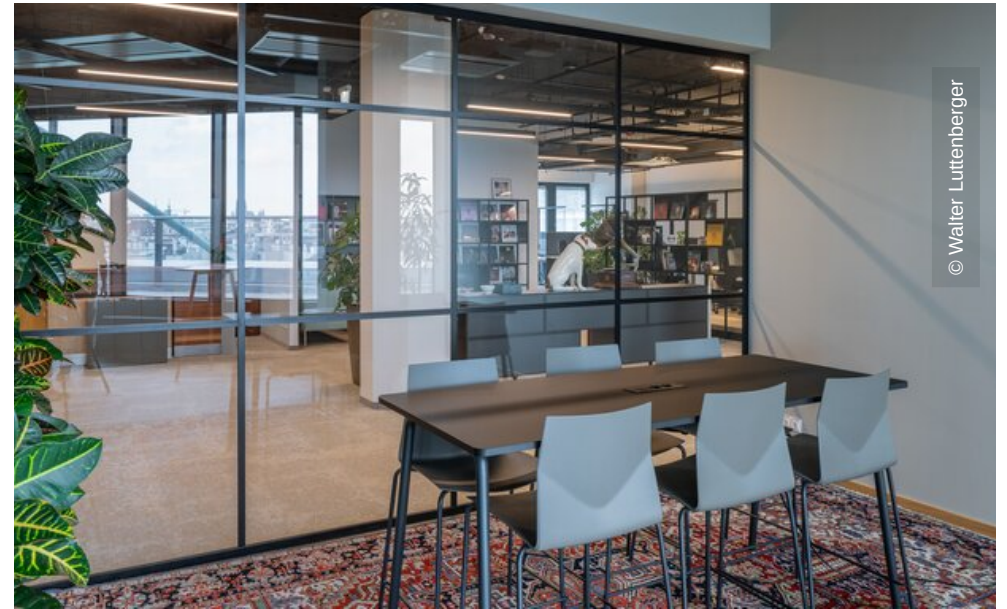
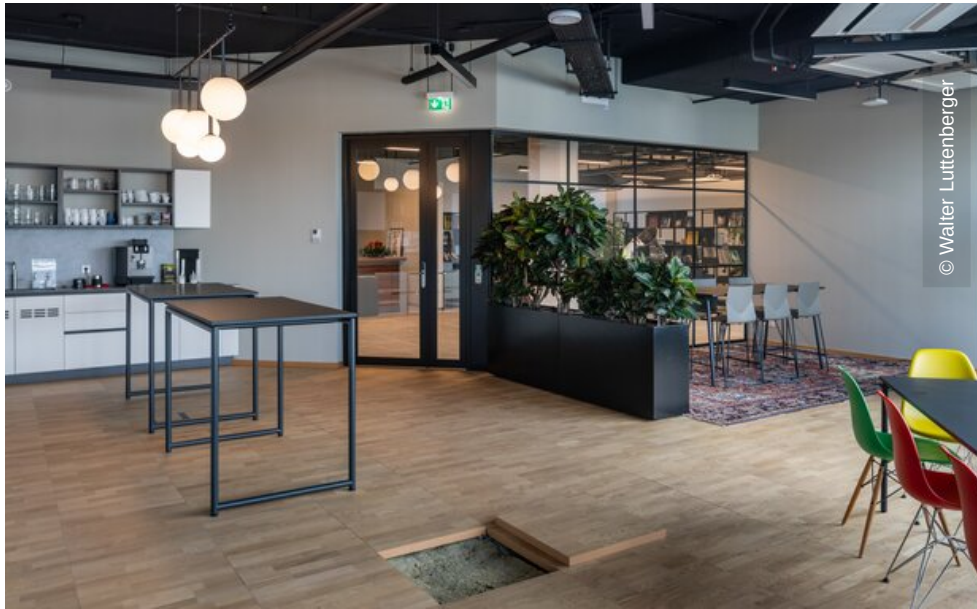
- CAS Rooms

- CAS Rooms Flow

- CAS Rooms Modular

- CAS Rooms Set

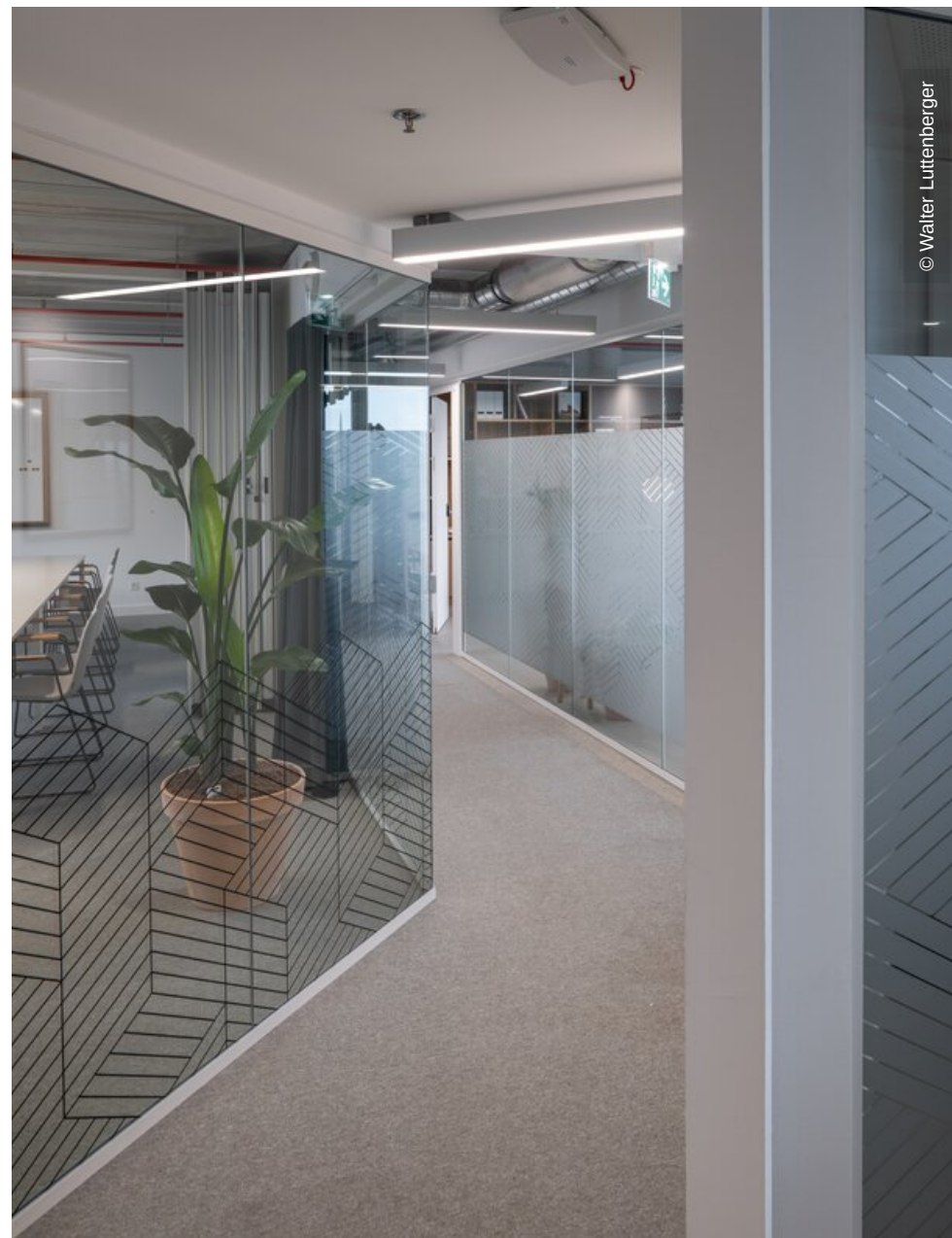








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